

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**1995 Legislative Session**

Bill No. \_\_\_\_\_ CB-77-1995

Chapter No.

Proposed and Presented by \_\_\_\_\_ Council Members Maloney and Gourdine

Introduced by

Co-Sponsors

Date of Introduction

**ZONING BILL**

AN ORDINANCE concerning

Townhouses

For the purpose of amending the purposes, uses and certain regulations of the R-T Zone, prohibiting the filing of any new application for the R-T Zone, and prohibiting the construction of townhouses in the R-80, R-55, R-35, R-20, R-30, R-30C, R-18 and R-18C Zones.

BY repealing and reenacting with amendments:

Sections 27-107.01, 27-109, 27-143, 27-418.04,  
27-420, 27-433, 27-441, and 27-442

The Zoning Ordinance of Prince George's County, Maryland,  
being also

SUBTITLE 27. ZONING.

The Prince George's County Code  
(1991 Edition, 1994 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Sections 27-107.01, 27-109, 27-143, 27-418.04, 27-420, 27-433, 27-441 and 27-27-442 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the

same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 2. GENERAL.**

**DIVISION 2. DEFINITIONS.**

**Sec. 27-107.01. Definitions.**

(a) Terms in the Zoning Ordinance are defined as follows:

\* \* \* \* \*

**(163) Net Tract Area (Net Acreage), Conventional Development:**

\* \* \* \* \*

(B) In the R-T Zone, for developments constructed pursuant to a Detailed Site Plan approved prior to (effective date of this legislation), and in the R-30, R-30C, R-18, and R-18C Zones when developed in conformance with the requirements of the R-T Zone, local internal public and private "**Streets**" shall be **included** in the "Net Tract Area" of the development.

\* \* \* \* \*

**DIVISION 3. ZONES AND ZONING MAPS.**

**Sec. 27-109. Classes of zones.**

(a) The Regional District is divided into the following classes of zones:

(1) **Residential**

R-O-S (Reserved Open Space)

R-T Zone (Townhouse, Existing)

\* \* \* \* \*

(b) For the purposes of Sections 27-129(i), 27-157(d), 27-176(e), 27-195(e), 27-213(d), and 27-233(d), the order of intensity of zones is listed as follows, beginning with the least intense zone and progressing to the most intense:

(1) R-O-S, O-S, R-A, R-E, V-L, R-L, V-M, R-R, R-S, R-80, R-55, R-T, R-M-H, R-35, R-20, R-M, [R-T,] R-30, R-30C, R-18, R-18C, R-U, R-10A, R-10, R-H, C-A, C-O, M-X-C, M-U-TC, C-R-C, C-S-C, C-1, C-C, C-G, C-2, C-W, C-M, C-H, L-A-C, M-A-C, I-3, I-4, U-L-I, I-1, I-2, E-I-A, M-X-T, R-P-C.

\* \* \* \* \*

**PART 3. ADMINISTRATION.**

**DIVISION 2. ZONING MAP AMENDMENTS.**

**Subdivision 1. Conventional Zones.**

**Sec. 27-143. Applications.**

**(a) General**

\* \* \* \* \*

(8) No application may be filed for the R-T Zone (including extending existing zones) after (effective date of this legislation). (If such an application was filed prior to this date, but has not yet been decided by the District Council, it may be amended to request the R-55 Zone).

\* \* \* \* \*

**PART 4A. MODERATELY PRICED DWELLING UNITS.**

**DIVISION 1. GENERAL PROVISIONS.**

**Subdivision 1. General requirements.**

**Sec. 27-418.04. Requirements for Residential Zones (R-80, R-55, R-35, R-20, R-T, R-30, R-30C, R-18, R-18C, R-10A, R-10, R-H, and R-P-C Zones).**

\* \* \* \* \*

**(b) Development standards**

\* \* \* \* \*

[(2) In the residential zones that do not permit townhouse development other than when developed pursuant to MPDU requirements, no more than twenty percent (20%) of the total number of dwelling units in the development may be townhouses.]

\* \* \* \* \*

**PART 5. RESIDENTIAL ZONES.**

**DIVISION 1. GENERAL.**

**Sec. 27-420. Fences and walls.**

\* \* \* \* \*

**(b) In the R-T Zone, for lots in existence or included in a Detailed Site Plan approved prior**

to (effective date of this legislation), (or any other zone developed in accordance with the regulations previously applicable in the R-T Zone), walls or fences up to eight (8) feet high may be constructed anywhere in the rear yard without meeting setback requirements.

\* \* \* \* \*

**DIVISION 2. SPECIFIC RESIDENTIAL ZONES.**

**Sec. 27-433. R-T Zone (Townhouse).**

**(a) Purposes**

[(1) The general purpose of the R-T Zone is to provide for attractive communities with a variety of dwelling types designed to efficiently utilize available land area, public utilities, and public facilities.

(2) The specific purposes of the R-T Zone are:

(A) To provide the maximum possible amount of freedom in the grouping, layout, and design of townhouses and other attached dwellings;

(B) To encourage variety in the design and mix of dwelling unit types, and in site design;

(C) To protect or enhance (where feasible) important or distinguishing natural features of the site through innovative site layout and green area design;

(D) To avoid the monotony of similarly designed or sited rows of attached dwellings commonly known as "row houses," by encouraging variety in the number of dwelling units per building group and the relationship between building groups and parking;

(E) To provide the maximum possible amount of visible open space for the development;

(F) To provide recreational and other community facilities which are normally associated with less dense zoning categories and are easily accessible to all residents;

(G) To permit the greatest possible amount of freedom in the type of ownership of attached dwelling unit development;

(H) To prevent detrimental effects on the use or development of adjacent properties and the neighborhood; and

(I) To promote the health, safety, and welfare of the present and future

inhabitants of the County.]

(1) The purposes of the R-T Zone are the same as the purposes of the R-55 Zone, as stated in Section 27-430(a)(1).

(b) **Uses**

(1) The uses allowed in the R-T Zone are generally the same as those allowed in the R-55 Zone, as provided for in the Table of Uses II (Division 3 of this Part).

(c) **Regulations**

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures erected pursuant to a Detailed Site Plan approved after (effective date of this legislation) in the R-T Zone are the same as those for the R-55 Zone, as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(d) The following regulations are not applicable to buildings and structures in the R-T Zone for which a Detailed Site Plan is approved after (effective date of this legislation). They are applicable when specifically referenced for uses in other zones.

[(d)] (1) Dwellings

[(1)] (A) All dwellings shall be located on record lots shown on a record plat.

[(2)] (B) There shall be not more than eight (8) nor less than three (3) dwellings in any horizontal, continuous, attached group, except where the Planning Board determines that one-family semidetached dwellings would create a more attractive living environment and otherwise achieve the purposes of this Division.

[(3)](C) The average width of dwellings in any continuous, attached group shall be at least twenty (20) feet. There is no minimum width required for each individual dwelling unit; however, during its review of the Detailed Site Plan, the Planning Board shall consider the widths in relation to the purposes of the zone, and shall avoid rows of similarly designed attached dwellings, commonly called "row houses".

[(e)](2) Streets

[(1)](A) The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, and three-family

dwellings:

[(A)](i) The tract of land used for the project involving these dwellings shall have frontage on, and direct vehicular access to, a public street having a right-of-way width of at least sixty (60) feet;

[(B)](ii) Private streets which are interior to the project (and are not dedicated to public use) shall be improved to not less than the current standards set forth in Subtitle 23 of this Code which apply to a public, twenty-six (26) foot wide secondary residential street, except that roadside trees are not required (within the street right-of-way). Sidewalks may be omitted when it is determined that there is no need for them. Sidewalks cast monolithically with the curb and gutter shall be permitted;

[(C)](iii) Private streets shall be common areas conveyed to a homes association, and provisions for maintenance charges shall be made in accordance with Subsection (i). (For the purpose of this Section, "private streets" are internal vehicular access roadways serving the development by means of private streets approved pursuant to Subtitle 24 of this Code, except driveways which dead-end within a parking lot); and

[(D)](iv) Points of access to public streets shall be approved by the County Department of Public Works and Transportation, State Highway Administration, or other appropriate highway authority, as applicable.

[(f)](3) **Access to individual lots**

[(1)](A) The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, and three-family dwellings:

[(A)](i) While it is not necessary that each individual lot have frontage on a street, each lot shall be served by a right-of-way for emergency and pedestrian access purposes. The right-of-way shall either be owned by a homes association and approved by the Planning Board, or a dedicated as a public right-of-way.

[(B)](ii) If the individual lot does not have frontage on a street, a right-of-way at least sixteen (16) feet wide shall abut each lot. The right-of-way shall be at least twenty-five (25) feet wide if it contains an easement for sanitary sewerage.

[(C)](iii) Each right-of-way shall contain a sidewalk at least six (6) feet wide which connects parking areas with the individual lots. The maximum grade of the sidewalk shall generally be not more than five percent (5%). However, when the normal grade of the land exceeds five percent (5%), ramps or steps may be utilized to remain consistent with that grade.

[(D)](iv) No individual lot shall be more than two hundred (200) feet from a point of approved emergency vehicle access.

[(E)](v) For any private street or other access right-of-way to be improved, a permit shall be obtained from the County Department of Public Works and Transportation. If the right-of-way is located in a municipality which has jurisdiction over street improvements, the municipality shall issue the permit. The permit shall not be issued until construction plans are approved, the permit fees are paid, and a performance bond is posted with the Department or municipality guaranteeing installation of all streetlights and completion of all street, other access right-of-way, sidewalk (including those required for access to the front or rear of lots), and parking lot construction. Issuance of the permit and posting of the bond shall authorize the Department of Public Works and Transportation, or the municipality, to enter the development to complete the construction of the work covered by the bond, if the developer fails to complete the work within the permit period.

[(g)](4) Utilities

[(1)](A) All utility lines within an attached dwelling unit development shall be placed underground.

[(h)](5) Minimum area for the development

[(1)](A) No group of attached dwellings shall be located on a parcel of land containing less than two (2) acres.

[(2)](B) The District Council may (when approving the zoning) permit a reduction in this minimum area in order to permit the redevelopment of a deteriorated or obsolescent single-family residential area, or to promote the development of small-scale attached dwelling areas in an attractive, efficient manner. If no rezoning is involved (such as townhouses to be developed in the R-18 Zone in accordance with the R-T Zone), the Council may still permit the reduction if requested (in writing) by the owner of the property.

[(3)](C) The applicant shall file the request with the Clerk of the Council. In addition, the applicant shall submit the following:

[(A)](i) Four (4) copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor. The plat shall show:

[(i)](aa) The present configuration of the property, including bearings and distances (in feet);

[(ii)](bb) The names of owners of record;

[(iii)](cc) The name, location, distance to the center line, and right-of-way width of all abutting streets. If the property is not located at the intersection of two (2) streets, the distance to, and name of, the nearest intersecting street shall be indicated;

[(iv)](dd) The property's lot and block numbers and subdivision name (if any);

[(v)](ee) A north arrow and scale (no smaller than one (1) inch equals four hundred (400) feet);

[(vi)](ff) The total area of the property (in either square feet or acres);

[(vii)](gg) The location of any existing buildings on the property; and

[(viii)](hh) The subject property outlined in red.

[(B)](ii) A statement of justification in support of the request;

[(C)](iii) A statement listing the names, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the subject property;

[(D)](iv) If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. The same statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors;

[(E)](v) If the owner is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks



and serial maturity bonds);

[(F)](vi) For the purposes of (C), (D), and (E), above, the term "owner" shall include not only the owner of record, but also any contract purchaser;

[(G)](vii) Any other data or explanatory material deemed necessary by the District Council or the Zoning Hearing Examiner.

[(4)](D) Copies of the request and accompanying documents shall be forwarded by the Clerk of the Council to the Office of the Zoning Hearing Examiner and to the Planning Board.

[(5)](E) The Planning Board shall submit any comments it wishes to make on the request to the District Council not later than thirty (30) days after the date the petition is referred.

[(6)](F) The Zoning Hearing Examiner shall hold a public hearing on the matter in accordance with Part 3, Division 1, Subdivision 2, of this Subtitle.

[(7)](G) The Zoning Hearing Examiner shall designate a date for the public hearing and shall notify the applicant of the date.

[(8)](H) The Clerk of the Council (or the Office of the Zoning Hearing Examiner) shall publish a notice of the hearing at least thirty (30) days prior to the hearing date, at least one (1) time in the County newspapers of record.

[(9)](I) The notice shall contain:

[(A)](i) The date, time, and place of the hearing;

[(B)](ii) A description and location of the property; and

[(C)](iii) A description of the nature of the request.

[(10)](J) The District Council shall decide upon the request in accordance with the procedures for oral argument and Council hearings contained in Part 3, Division 1, Subdivision 3, of this Subtitle.

[(11)](K) For the request to be approved, the applicant shall establish, and the District Council shall find, that:

[(A)](i) The request is for the redevelopment of a deteriorated or obsolescent single-family or multifamily residential area, or will promote the development of small-scale attached dwelling areas in an attractive, efficient manner; and

[(B)](ii) The integrity of the Area Master Plan or General Plan is preserved.

[(12)](L) In approving the requested reduction in area, the Council may impose reasonable conditions.

[(i)](6) Common Areas

[(1)](A) If common areas are provided, they shall be conveyed to an incorporated, nonprofit homes association. The association shall be created under recorded land agreements (covenants) which specify that:

[(A)](i) Each home owner in a described land area is automatically a member; and

[(B)](ii) Each home is automatically subject to a charge for a proportionate share of common area maintenance. The recorded covenants shall bind each home owner to pay his proportionate share of all assessments (including taxes), which may be necessary to maintain the common areas. The covenants shall also provide for a personal money judgment procedure against each home owner to meet the assessment charges.

[(2)](B) If a Detailed Site Plan shows a common area, the Planning Board (as a condition of plat approval) shall place conditions on the ownership, use, and maintenance of these areas to assure that the areas are preserved for their intended purpose.

[(3)](C) Record plats filed on land located in an R-T Zone (or any other zone when developed in accordance with the R-T Zone) shall include a statement of the covenants or other documents concerning the ownership and maintenance of the common area, or shall include the statement by reference to liber and folio.

[(j)](7) Front elevation plan

[(1)](A) A front elevation plan (or profile plan) shall be submitted with the Detailed Site Plan. The elevation plan shall show a variation in design of dwellings, or groups of dwellings, sufficient to satisfy the purposes of this Section.

[(k)](8) **Site plan**

[(1)](A) A Detailed Site Plan shall be approved for all attached dwellings, in accordance with Part 3, Division 9, of this Subtitle.

[(2)](B) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall include:

[(A)](i) An identification of two (2) or more dwelling units (at different locations

within the proposed development) which have the potential to be made accessible through barrier-free design construction (in accordance with Section 4-123 of Subtitle 4 of this Code), given such site characteristics and design criteria as proposed grading, topography, elevation, walkways, and parking locations; and

[(B)](ii) The type and location of required streetlights.

[(3)](C) In addition to the site design guidelines of Section 27-283, the Planning Board shall also consider the orientation and identification of dwelling units with respect to topography and other site characteristics, so that a variety of potential housing opportunities is provided throughout the proposed development for barrier-free design construction.

**DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**

\* \* \* \* \*

**(b) TABLE OF USES**

USE	R-O-S	O-S	R-A	R-E	ZONE R-R	R-80	R-55	R-35	R-20	[R-T]
<b>(1) COMMERCIAL:</b>										
Animal Hospital, veterinary office	SE	SE	SE	SE	SE	X	X	X	X	[X]
Antique shop	X	SE	SE	SE	SE	X	X	X	X	[X]
Bus maintenance accessory to a private school, church, or other place of worship	X	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X	X	[X]
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	[P]
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:										
(A) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P	[P]
(B) All others	X	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Distillery for the production of fuel alcohol	SE	SE	SE	X	X	X	X	X	X	[X]
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X	X	X	[X]

Farm implement sales or repair; farm supplies sales	X	X	SE <sup>14</sup>	X	X	X	X	X	X	[X]	
<b>USE R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>R-R</b>	<b>ZONE</b>		<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	[P]
Funeral parlor, undertaking establishment	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
<b>Kenel:</b>											
(A) On a lot having a net area of 20,000 sq. ft. or less	X	SE	SE	SE	SE	X	X	X	X	X	[X]
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	P	P	SE	P	X	X	X	X	X	[X]
(C) On a lot having a net area exceeding 80,000 sq. ft.	P	P	P	P	P	X	X	X	X	X	[X]
Landscaping contractor's business	SE	SE	SE	X	SE	X	X	X	X	X	[X]
Limited professional uses in multifamily projects	X	X	X	X	X	X	X	X	X	X	[X]
<b>Offices:</b>											
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>15,19</sup>	P <sup>16,19</sup>	P <sup>16,19</sup>	[P <sup>16,19</sup> ]
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance	X	X	X	X	X	X	X	X	X	X	[X]

USE	R-O-S	O-S	R-A	R-E	ZONE			R-80	R-55	R-35	R-20	[R-T]
of the dwelling or project												
(C) General business and professional offices	X	X	X	X	X	X	X	X	X	X	X	[X]
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	SE	SE	SE	SE	SE	SE	SE	SE	[X]
(E) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	SE	SE	SE	SE	SE	SE	SE <sup>15</sup>	SE <sup>16</sup>	SE	[X]
(F) Real estate sales office as an accessory use in a dwelling	X	X	X	SE	SE	SE	SE	SE	SE	SE	SE	[X]
(G) Real estate subdivision sales office as a temporary use:												
(i) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P	P	P	[P]
(ii) All others	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
(H) Multifamily dwelling management company (must manage the project within which it is located)	X	X	X	X	X	X	X	X	X	X	X	[X]
Parking lot, required, serving adjacent Commercial or Industrial Zone	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling	X	X	X	X	X	X	X	SE	X	X	X	[X]
Retail sales and consumer service establishment	X	X	X	X	X	X	X	X	X	X	X	[X]
Riding stable:												

(A) On a tract consisting of less than 20,000 sq. ft.	X	SE	SE	X	X	X	X	X	X	[X]		
(B) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres	SE	SE	SE	SE	SE	X	X	X	X	[X]		
(C) All others	P	P	P	P	SE	X	X	X	X	[X]		
<b>USE</b>	<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>ZONE</b>		<b>R-R</b>	<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 <sup>43</sup>	P	P	P	P	P	P	P	P	P	P	P	[P]
Wayside stand as a temporary use:												
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	[P]
(B) All others	SE	SE	SE <sup>25</sup>	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
<b>(2) INSTITUTIONAL/EDUCATIONAL:</b>												
Adult day care center	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[X]
Chancery, on a lot having a net area of at least 15 acres	X	X	X	X	X	X	X	P	X	X	X	[X]
Church or similar place of worship:												
(A) Located on a lot less than 1 acre in size	X	X	X	X	SE	SE SE	SE	SE	SE	SE	SE	[SE]
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	X	X	X	X	SE	SE	SE	SE	SE	SE	SE	[SE]
(C) Located on a lot between 1 and 2 acres in	X	X	X	P	P	P	P	P	P	P	P	[P]

	in size <sup>52</sup>										
(D)	Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size <sup>52</sup>	X	X	X	P	P	P	P	P	P	[P]
(E)	All others	SE	P <sup>53</sup>	P	P	P	P	P	P	P	[P]
<b>USE</b>		<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>ZONE</b>					
						<b>R-R</b>	<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
Day care center for children:											
(A)	Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 <sup>34</sup>	P	P	P	P	P	P	P	P	P	[P]
(B)	Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	X	X	X	X	X	X	X	X	X	[X]
(C)	All others	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
	Eleemosynary or philanthropic institution	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
	Family day care	P	P	P	P	P	P	P	P	P	[P]
	Health campus	X	X	X	X	SE	SE	SE	SE	SE	[SE]



Hospital	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]	
Medical/residential campus	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]	
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	[P]	
Nursing or care home (may include a private spa)	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]	
<b>USE</b>	<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>ZONE</b>			<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
School, private:												
(A) In accordance with Section 27-443	X	P	P	P	P	P	P	P	P	P	[P]	
(B) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]	
Small group child care center	P	P	P	P	P	P	P	P	P	P	[P]	
<b>(3) MISCELLANEOUS:</b>												
Accessory structures and uses (when not otherwise provided for)	P	P	P	P	P	P	P	P	P	P	[P]	
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]	
Adaptive use of a Historic Site, when not otherwise allowed	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]	
Animals, not customarily household pets	X	X	X	X	X	X	X	SE	X	X	[X]	

Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use <sup>41</sup>	P	P	P	P	P	P	P	P	P	[P]	
Cemetery, crematory:											
(A) Cemetery, in accordance with Section 27-445.06	SE	P	P	X	X	X	X	X	X	[X]	
(B) Cemetery, accessory to a church, convent, or monastery <sup>49</sup>	SE	P	P	P	P	P	P	P	P	[P]	
(C) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE	[X]	
<b>USE</b>	<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>ZONE</b>			<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
	<b>R-R</b>				<b>R-80</b>						
Home occupations for residents, when not otherwise allowed <sup>20</sup>	P	P	P	P	P	P	P	P	P	[P <sup>16</sup> ]	
Increase in height of accessory building, used for:											
(A) Servant, household help living quarters <sup>30</sup>	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]	
(B) Agricultural purposes on a lot having a net area of less than 5 acres	SE	SE	SE	SE	SE	X	X	X	X	[X]	
(C) Agricultural purposes on a lot having a net area of at least 5 acres	P	P	P	P	P	X	X	X	X	[X]	
(D) Office	X	X	X	X	X	X	X	X	X	[X]	
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential	P	P	P	P	P	P	P	P	P	[P]	

Zone

Signs, outdoor advertising (Billboards)	X	X	X	X	X	X	X	X	X	[X]
Temporary structures and uses not otherwise allowed	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]

(4) **PUBLIC/QUASI PUBLIC:**

Library	P	P	P	P	P	P	P	P	P	[P]
Public buildings and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P	[P]
Sanitary landfill or rubble fill <sup>47</sup>	SE	SE	SE	SE <sup>33</sup>	SE	X	X	X	X	[X]

**ZONE**

<b>USE</b>	<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>R-R</b>	<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
Voluntary fire, ambulance, or rescue squad services <sup>26</sup>	P	P	P	P	P	P	P	P	P	[P]

(5) **RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:**

Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	P	P	P	X	P	X	X	X	X	[X]
Athletic field, outdoor, private nonprofit	SE	P <sup>55</sup>	SE	SE	P <sup>27</sup>	SE	SE	SE	SE	[SE]

Boathouse (private) as an accessory use	P	P	X	X	X	X	X	X	X	[X]
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	[P]
Club, private	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Commercial recreational attraction	X	SE	SE	X	SE	X	X	X	X	[X]
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed:										
(A) Leased on or after January 1, 1974	SE	SE	SE	X	SE	X	X	X	X	[X]
(B) Leased before January 1, 1974	SE	SE	SE	X	P	X	X	X	X	[X]
					<b>ZONE</b>					
<b>USE</b>	<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>R-R</b>	<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
Community building or similar nonprofit social use, not publicly owned or operated:										
(A) Only for residents and guests	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
(B) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Conference center and uses accessory thereto (such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities)	SE	P	X	X	X	X	X	X	X	[X]

privately owned and commercially operated, on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis

Golf course:

(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan	SE	SE	P	SE	SE	SE	SE	SE	SE	[SE]
(B) In general	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Golf course, miniature	X	SE	SE	X	SE	X	X	X	X	[X]
<b>USE</b>	<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>R-R</b>	<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
Golf driving range	SE	SE	SE	X	SE	X	X	X	X	[X]
Homes Association Recreational Use, in accordance with Section 27-445	SE	P	P	P	P	P	P	P	P	[P]
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	SE	SE	P	P	P	P	P	P	P	[P]
Racetrack, including pari-mutuel	X	X	SE	X	X	X	X	X	X	[X]

Racetrack, pari-mutuel only	X	SE	X	X	SE	X	X	X	X	[X]
Recreational campground	SE	SE	SE	X	SE	X	X	X	X	[X]
Recreational program, before- and after-school	P	P	P	P	P	P	P	P	P	[P]
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:										
(A) Only for residents and guests	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
(B) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	X	X	X	X	X	X	X	X	X	[X]
Shooting range (rifle, pistol, or skeet):										
(A) On a lot having a net area of at least 20 acres, and subject to annual renewal	SE	SE	X	X	X	X	X	X	X	[X]
(B) All others	X	X	SE	X	SE	X	X	X	X	[X]
					<b>ZONE</b>					
<b>USE</b>	<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>R-R</b>	<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
Skating facility	SE	SE	SE	X	SE	X	X	X	X	[X]
Spa, private	SE	P	P	P	P	P	P	P	P	[P]
Spa, community	SE	SE	SE	SE	SE	SE	SE	SE	[P]	
Stable, private	P <sup>35</sup>	P <sup>35</sup>	P <sup>35</sup>	P <sup>35</sup>	P <sup>35</sup>	P <sup>35,37</sup>	P <sup>35,37</sup>	SE <sup>35</sup>	SE <sup>35</sup>	[X]

Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	X	X	X	X	X	X	X	X	X	[X]
Swimming pool (community), in accordance with Section 27-411	SE	SE	SE	SE	SE	SE	SE	SE	SE	[P]
Swimming pool (private):										
(A) Accessory to a one-family detached dwelling	P	P	P	P	P	P	P	P	P	[P]
(B) Accessory to other dwellings	X	X	X	X	X	X	X	P	P	[SE]
<b>(6) RESIDENTIAL/LODGING:</b>										
Agricultural Preservation Development, Section 27-445.01	X	X	X	X	P	X	X	X	X	[X}
Apartment hotel	X	X	X	X	X	X	X	X		[X]

USE	ZONE										
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	[R-T]	
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones)	X	X	X	X	SE	SE	SE	X	X	[X]	
Apartment housing for elderly or handicapped families in a surplus public school building	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]	
Boardinghouse	SE	P	SE	X	P	X	X	X	X	[X]	
Congregate living facility for more than 8 elderly or physically handicapped residents	SE	SE	SE	SE	SE	SE	SE	SE	SE	[X]	
Congregate living facility for not more than 8 elderly or physically handicapped residents	P	P	P	P	P	P	P	P	P	[X]	
Convent or monastery	P	P	P	P	P	P	P	P	P	[P]	
Conversion of one-family detached dwelling to a building containing up to 3 dwelling units (not considered as a two-family, three-family, or multifamily dwelling):											
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	X	X	X	P	P	P	P	P	P	[X]	



USE	ZONE										
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	[R-T]	
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid Use and Occupancy permit was not in effect on July 1, 1986	X	X	X	SE	SE	SE	SE	SE	SE	SE	[X]
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X	X	SE	SE	SE	SE	SE	SE	SE	[X]
(D) On or after November 18, 1980	X	X	X	X	X	X	X	X	X	X	[X]
Country Inn	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[X]
Dwelling, farm tenant	P	P	P	P	P <sup>36</sup>	X	X	X	X	X	[X]
Dwelling, multifamily:											
(A) In general	X	X	X	X	X	X	X	X	X	X	[X]
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	X	X	X	[X]
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	X	X	X	[X]
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	X	X	X	X	X	[X]
(E) Higher than 110 feet	X	X	X	X	X	X	X	X	X	X	[X]
Dwelling, one-family detached, cluster development	X	X	X	X	P	P	P	X	X	X	[X]
Dwelling, one-family detached (in general)	P	P	P	P	P	P	P	P	P	P	[P]
Dwelling, one-family semidetached <sup>1</sup>	X	X	X	X	P <sup>13</sup>	P <sup>13,32</sup>	P <sup>13,32</sup>	P	P	P	[P]
Dwelling, three-family	X	X	X	X	X	X	X	X	X	X	[P]

Dwelling, two-family detached	X	X	X	X	X	X	X	P	X	[P <sup>3</sup> ]
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USE	ZONE									
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	[R-T]
Dwelling, two-family (in general)	X	X	X	X	X	X	X	X	X	[P <sup>3</sup> ]
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	P <sup>32</sup>	P <sup>32</sup>	X	X	[X]
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	P <sup>32</sup>	P <sup>32</sup>	X	X	[X]
Dwellings, one-family triple-attached (in general)	X	X	X	X	X	X	X	X	P	[X]
Flag lot development:										
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	X	X	X	P	P	P	P	X	X	[X]
(B) In accordance with Sec. 24-138.1 of Subtitle 24	X	X	X	P	P	P <sup>46</sup>	X	X	X	[X]
Fraternity or sorority house:										
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	X	X	X	X	X	X	X	X	X	[X]
(B) All others	X	X	X	X	X	X	X	X	X	[X]

USE	ZONE										
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	[R-T]	
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[X]
Group residential facility for not more than 8 mentally handicapped dependent persons	P	P	P	P	P	P	P	P	P	P	[P]
Guest house, as an accessory use	P	P	P	X	X	X	X	X	X	X	[X]
Minidormitory:											
(A) In accordance with Section 27-445.07	X	P	P	P	P	P	P	P	P	P	[P]
(B) All others	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	X	P	X	X	X	X	X	[X]
Mobile home used as a one-family detached dwelling	SE	SE	SE	X	X	X	X	X	X	X	[X]
Mobile home, with use for which amusement taxes collected <sup>28</sup>	X	P	P	P	P	P	P	P	P	P	[P]
Motel	X	X	X	X	SE	X	X	X	X	X	[X]
Opportunity Housing dwelling units	X	X	X	X	P	P	P	P	P	P	[P]
Planned retirement community	X	X	SE	SE	SE	SE	SE	SE	SE	SE	[SE]

USE	ZONE										
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	[R-T]	
Recreational Community Development, in accordance with Section 27-444	SE	P	P	P	P <sup>42</sup>	X	X	X	X	[X]	
Rental of guest rooms (by the residents):											
(A) To 1 or 2 persons (unrelated to all principal residents)	P	P	P	P	P	X	X	X	X	[X]	
(B) To 3 persons (unrelated to all principal residents)	P	P	X	P	P	X	X	X	X	[X]	
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals	P	P	X	P	P	P	P	P	P	[X]	
Rooming houses	SE	P	SE	X	P	X	X	X	X	[X]	
Tourist cabin camp	X	X	X	X	SE	X	X	X	X	[X]	
Tourist homes	SE	X	SE	X	SE	X	X	X	X	[X]	
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	P <sup>32</sup>	P <sup>32</sup>	X	X	[X]	
Townhouse, in general	X	X	X	X	X	[P <sup>48</sup> ] <u>X</u> <sup>3</sup>	[P <sup>48</sup> ] <u>X</u> <sup>3</sup>	[P <sup>48</sup> ] <u>X</u> <sup>3</sup>	[P <sup>2</sup> ] <u>X</u> <sup>3</sup>	[P]	

**(7) RESOURCE PRODUCTION/RECOVERY:**

Agricultural Preservation Development, in accordance with Section 27-445.01	X	X	X	X	P	X	X	X	X	[X]
<b>USE</b>	<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>ZONE R-R</b>	<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
Agricultural uses:										
(A) All general agriculture <sup>22</sup>	P	P	P	P	P <sup>23</sup>	SE	SE	SE	SE	[X]
(B) Keeping of horses or ponies	P	P	P	P	P <sup>23</sup>	P <sup>37</sup>	P <sup>37</sup>	SE	SE	[X]
(C) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	X	X	X	X	X	P	P	P	P	[P]
(D) Keeping of homing or racing pigeons, provided the use was in existence:										
(i) Prior to June 30, 1987	P	P	P	P	P <sup>4</sup>	X	P <sup>50</sup>	X	X	[X]
(ii) On or after June 30, 1987	P	P	P	P	P <sup>4</sup>	X	X	X	X	[X]
Nursery and garden center:										
(A) In accordance with Section 27-445.05	X	P	P	SE	P	X	X	X	X	[X]
(B) All others	SE	SE	SE <sup>45</sup>	SE <sup>54</sup>	SE	X	X	X	X	[X]
Sand or gravel wet-processing, in accordance with Section 27-445.02	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Sawmill:										
(A) Only for timber grown on the premises	X	X	SE	SE	X	SE	SE	SE	SE	[SE]
(B) In connection with an agricultural operation	SE <sup>24</sup>	SE <sup>24</sup>	X	X	SE	X	X	X	X	[X]

Surface mining, in accordance with Section 27-445.02	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
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**(8) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:**

Airport, airpark, airfield, heliport, or helistop; private	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
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USE	R-O-S	O-S	R-A	R-E	ZONE					[R-T]	
					R-R	R-80	R-55	R-35	R-20		
Airstrip, private:											
(A) In accordance with Section 27-445.08	P	P	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
(B) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Farm vehicles and farm machinery used on farm premises <sup>51</sup>	P	P	P	P	P	X	X	X	X	X	[X]
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:											
(A) A permitted, PA, or PB use	P	P	P	P	P	P	P	P	P	P	[P]
(B) A Special Exception use	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
Parking of mobile home except as otherwise specified	X	X	X	X	X	X	X	X	X	X	[X]

Parking of mobile home in a public right-of-way <sup>31</sup>	X	X	X	X	X	X	X	X	X	[X]		
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:												
(A) Boats and boat trailers <sup>44</sup>	P	P	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17</sup>	P <sup>17,29</sup>	P <sup>17</sup>	[P <sup>17</sup> ]		
(B) Buses <sup>18</sup> , on the same lot with, and accessory to, the principal use, such as a school or church	SE	P	P	P	P	P	P	P <sup>29</sup>	P	[P]		
(C) Camping trailer (unoccupied): <sup>44</sup>												
(i) Not more than one	P	X	P	P	P	P	P	P <sup>29</sup>	P	[P]		
(ii) Unlimited number	X	P	X	X	X	X	X	X	X	[X]		
<b>USE</b>	<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>ZONE</b>		<b>R-R</b>	<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
(D) Not more than 1 commercial vehicle:												
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:												
(aa) If parked within a wholly enclosed private parking garage	P	P	P	P	P	P	P	P <sup>29</sup>	P	[P]		
(bb) If parked in a side or rear yard <sup>11</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	X	X	X	X	X	[X]		
(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not	P	P	P	P	P	P	P	P <sup>29</sup>	P	[P]		



exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles

(iii)	Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines <sup>11</sup>	P	P	X	X	X	X	X	X	X	[X]
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USE		ZONE									[R-T]
		R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	
(iv)	Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least 2 acres in size <sup>11</sup>	SE	SE	SE	X	X	X	X	X	X	[X]
(E)	Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not	X	X	X	X	X	X	X	X	X	[X]

more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels

(F) Private passenger vehicles	P	P	P	P	P	P	P	P	P	[P]	
Public utility use or structure:											
(A) Underground pipelines and electric power and telephone lines; structures commonly known as "telephone poles"; and railroad tracks (but not a yard) and passenger stations	P	P	P	P	P	P	P	P	P	[P]	
(B) Antennas, monopoles, and related equipment buildings for mobile telephone transmission or other telecommunications, excluding satellite dish antenna:											
(i) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P	[P]	
(ii) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]	
<b>USE</b>	<b>R-O-S</b>	<b>O-S</b>	<b>R-A</b>	<b>R-E</b>	<b>ZONE</b>	<b>R-R</b>	<b>R-80</b>	<b>R-55</b>	<b>R-35</b>	<b>R-20</b>	<b>[R-T]</b>
(C) Unmanned, self-contained telecommunications electronic equipment enclosures not more than 350 square feet in area, not more than 12 feet in height, having parking and access easements for one (1) vehicle where necessary, with minimum on-site visits of personnel, provided the enclosure is entirely surrounded with screening material. These structures must be used exclusively for the purpose of providing advanced communications services	P	P	P	P	P	P	P	P	P	[P]	

(D) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations)	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
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Satellite dish antenna, in accordance with Section 27-424.02:

(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P	P	P	P	[P]
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	SE	SE	SE	SE	SE	SE	SE	SE	[SE]
(C) All others	P	P	P	P	P	P	P	P	P	[P]

Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed <sup>12</sup>	X	X	X	X	X	X	X	X	X	[X]
---	---	---	---	---	---	---	---	---	---	-----

USE	R-O-S	O-S	R-A	R-E	ZONE					[R-T]
					R-R	R-80	R-55	R-35	R-20	

Tower, pole, or antenna (electronic, radio, or television, transmitting or receiving), except a public utility structure or satellite dish antenna:

(A) Commercial purposes	SE	SE	SE	X	X	X	X	X	X	[X]
(B) Nonprofit, noncommercial purposes	P	P	P	P	P	P	P	P	P	[P]

\* \* \* \* \*

USE	ZONE							
	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H	
*	*	*	*	*	*	*	*	*
Townhouse, in general	[P <sup>2</sup> ] <u>X</u> <sup>3</sup>	[P <sup>2</sup> ] <u>X</u> <sup>3</sup>	[P <sup>2,5</sup> ] <u>X</u> <sup>3</sup>	[P <sup>2</sup> ] <u>X</u> <sup>3</sup>	X	X	X	
*	*	*	*	*	*	*	*	*
<sup>2</sup>	Subject to all requirements applicable to the R-T Zone <u>prior to (effective date of this legislation)</u> , (except as specifically modified for the R-20 Zone).							
<sup>3</sup>	<u>[Limited to dwelling units arranged one above the other.] Unless legally erected or erected pursuant to a Detailed Site Plan approved prior to (effective date of this legislation) in the R-80, R-55, R-35, R-30, R-30C, R-18, and R-18C Zones; or erected in the R-20 Zone pursuant to a permit issued prior to (the effective date of this legislation. In these cases, the use is permitted by right.</u>							
*	*	*	*	*	*	*	*	*
<sup>48</sup>	[Townhouses may be permitted when developed pursuant to Part 4A of this Subtitle. No more than twenty percent (20%) of the total number of dwelling units in the development may be townhouses.] <u>Reserved.</u>							
*	*	*	*	*	*	*	*	*

**(c) TABLE OF USES II**

**USE**

**ZONE**

**R-T**

All uses allowed in the R-55 Zone (except as otherwise provided in this table)

- (A) As a permitted (P) use
- (B) As a use permitted by Special Exception (SE)
- (C) As a use permitted as a "PA" use
- (D) As a use permitted as a "PB" use

- P
- SE
- PA
- PB

Any two-family dwelling, three-family dwelling, or townhouse legally erected or erected pursuant to a Detailed Site Plan approved prior to (the effective date of this legislation).

P

Any community swimming pool or community spa legally constructed or constructed pursuant to a Detailed Site Plan approved prior to (effective date of this legislation)

P

**DIVISION 4. REGULATIONS.**

**Sec. 27-442. Regulations.**

(a) Regulations tables

(1) The following tables contain additional regulations for development in the Residential Zones.

(2) All references to regulations in the R-T Zone shall only apply to buildings and structures legally erected or for which a Detailed Site Plan was approved prior to (effective date of this legislation). In all other cases, the regulations for the R-55 Zone shall apply.

\* \* \* \* \*

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 1995.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

BY:

Anne T. MacKinnon  
Chairwoman

ATTEST:

Joyce T. Sweeney  
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.

Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.